GOVERNMENT OF TELANGANA
ABSTRACT

Metropolitan Area & Urban Development Department – Hyderabad Metropolitan Development Authority – Change of land use from Conservation use zone to Residential use zone in Sy.Nos.102(P), 103(P), 105(P), 115 and 116 of Thattiannaram (V), Hayathnagar (M), R.R. District to an extent of Ac.3-36 Gts. – Confirmation of Draft variation – Notification – Issued.

METROPOLITAN AREA & URBAN DEVELOPMENT (Plg.I(1)) DEPARTMENT

G.O.Ms.No.57 **Dated:11.02.2026.**

Read the following:-

1. From the Metropolitan Commissioner, HMDA, Hyderabad Lr.No.7913/MP1/Plg/ HMDA/2012, dated 05.03.2013 & 01.10.2013.
2. Government Letter No.5465/I1/2013-2, MA&UD Department, dated:07.08.2013.
3. From the Metropolitan Commissioner, HMDA, Hyderabad Lr.No.7913/MP1/Plg/ HMDA/2012,, dated 01.10.2013.
4. Govt.Memo.No.5465/I1/2013-3, MA&UD Dept., dated: 30.10.2013.
5. From the Metropolitan Commissioner, HMDA, Hyderabad Lr.No.7913/MP1/Plg/ HMDA/2012, dated 01.03.2014.
6. Govt. Lr.No.5465/I1/2013-4, MA&UD Department, dated:04.04.2014.
7. From the Metropolitan Commissioner, HMDA, Hyderabad Lr.No.7913/MP1/Plg/ HMDA/2012, dated:13.09.2014.
8. G.O.Ms.No.27, MA&UD (I1) Department, dated:09.01.2015.
9. Govt.Letter No.5465/I1/2013, dated:24.10.2016.
10. From the Metropolitan Commissioner, HMDA, Hyderabad Lr.No.7913/MP1/Plg/ HMDA/2012, dated 26.09.2025.

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O R D E R:

The draft variation to the land use envisaged in the master plan of Hayathnagar zone segment, issued in Government Memo 4th read above, was published in the extraordinary issue of Andhra Pradesh Gazette No.755, Part-I, dated 07.11.2013. No objections or suggestions have been received from the public within the stipulated period. It is reported by the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad that the applicant has paid an amount of Rs.7,89,131/- (Rupees seven lakhs eighty nine thousand one hundred and thirty one only) and also paid the revised difference(balance) along with interest paid for an amount of Rs.29,29,550/- (Rupees Twenty Nine Lakhs Twenty Nine Thousand Five Hundred and Fifty six only) towards development charges/conversion charges. Hence, the draft variation is confirmed and duly canceling the earlier issued G.O in the 8th read above.

2. The following notification shall be published in the Extra-ordinary issue of Telangana State Gazette.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government.

NOTIFICATION

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the master plan of Hayathnagar zone segment, as required by sub-section (3) of the said section.

VARIATION

The site in Sy.Nos.102/P, 103/P, 105/P, 115 & 116 of Thattiannaram Village, Hayathnagar Mandal, Ranga Reddy District to an extent of Ac. 3-36 Gts, which is presently earmarked for Conservation use zone in the master plan of Hayathnagar zone segment is designated as Residential use zone, subject to the following conditions:

P.T.O

1. that the applicants shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
2. that the owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. that the owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. that after demolition of the existing building, clearances if any required from Urban Land Ceiling authorities should be obtained before approaching the municipal authorities for obtaining permission.
7. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
8. that the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
9. that the change of land use shall not be used as the proof of any title of the land.
10. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
11. that the owner/applicant before undertaking developmental activity in the site u/r existing buildings should be demolished.
12. that the applicant shall form B.T.surface to the existing main road.
13. that the applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

NORTH	:	Vacant land in Sy.Nos.102/P,103/P&105/P of Thattianaram (V).
SOUTH	:	Vacant land in Sy.No.114 of Thattianaram (V).
EAST	:	Vacant land in Sy.Nos.105/P & 112 of Thattianaram (V).
WEST	:	Existing 40'-0" wide WBM road and vacant land in Sy.Nos.112 & Sy.No.117 of Thattianaram (V)

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

JAYESH RANJAN
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.
The Metropolitan Commissioner,
Hyderabad Metropolitan Development Authority, Hyderabad.

Copy to:
The individual through the Metropolitan Commissioner, Hyderabad
Metropolitan Development Authority, Hyderabad.
The Special Officer and Competent Authority,
Urban Land Ceiling, Hyderabad.
The District Collector, Ranga Reddy District.
Sf /Sc.

//FORWARDED BY ORDER//

SECTION OFFICER